FOR SALE OR LEASE

132,955± SF ANCHOR STORE

Property Highlights

- In bustling regional retail area
- Adjacent to I-86 with easy access
- Part of Arnot Mall, anchored by Burlington, JCPenney, Planet Fitness, and Regal Arnot Mall theatres
- Close to Corning, Elmira and Horseheads
- Building for lease or sale subject to a long-term land lease

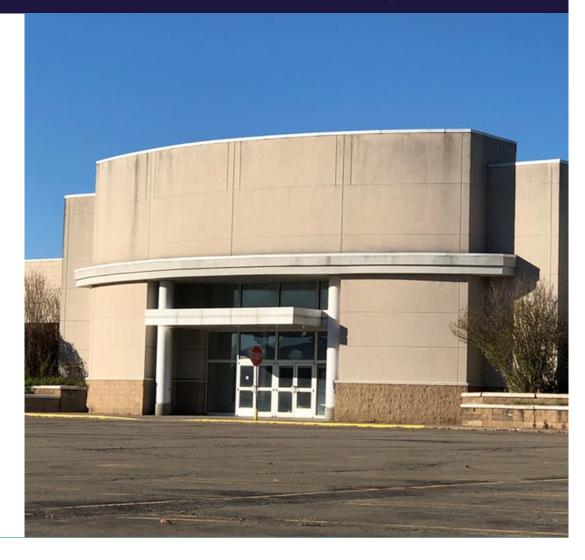
Demographic	3 Miles	5 Miles	10 Miles
Population	13,299	32,673	89,823
Households	5,785	14,181	39,968
Average H.H. Income	\$105,404	\$94,040	\$87,701
Daytime Employees	10,257	18,576	42,604

Source: ESRI Business Analyst 2025

Traffic Counts

Chambers Road	15,360 AADT
I-86	27,231 AADT

Source: NYS DOT 2024



EXCLUSIVE CONTACT

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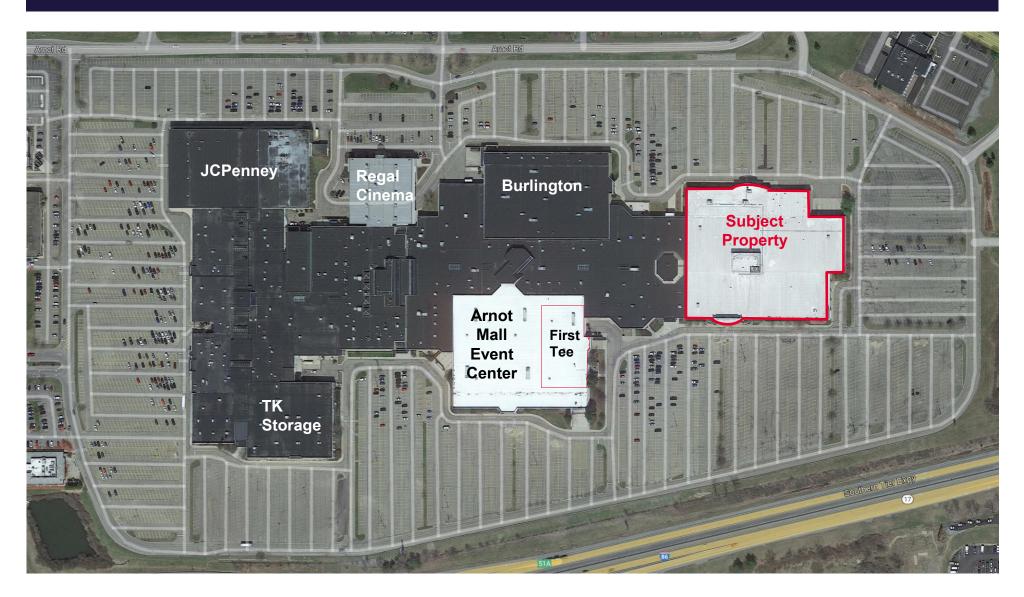










































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